

The Glen of Pacific Grove Homeowners Association
24571 Silver Cloud Court Suite 101
Monterey, CA 93940
(831) 647-2442

Minutes
Board of Directors Meeting

The Board of Directors Meeting was held on January 19, 2022, via Zoom Video Conference Call and viewing was made available to members at the Regency office located at 24571 Silver Cloud Court Suite 101, Monterey, CA. The meeting was called to order at 5:00 pm and a quorum was established.

The following Board members were present:

Lindsay Munoz
Glen Grossman
Jackson Chih
Rob Crandell
Marc Schonbrun

Regency Management Group:
Liane Cunningham

Members Present:

Patti Munoz	Lisa Schonbrun	Peggy Field
Diane Hardcastle	Lorraine Giannini	Ellen Grossman
David Pellarin	Dianna Cava	Vanessa Toureau
Jesalee LaPatra		

Officers Reports

Presidents Report – Glen Grossman, President

- a. Because we were unable to post the agenda four days prior to the meeting as required by California Civil Code, we cannot conduct a regular board meeting. However, we are allowed to address emergency issues and the board is allowed to meet in Executive Session. We will proceed to those items.

- b. There was no regular December board meeting because (i) we had exceeded our limit of meetings under our contract with Regency and would have had to pay extra to hold a meeting and (ii) there was not enough business to discuss to justify holding a regular board meeting.

- c. However, in December, the board held two emergency board meetings by email pursuant to Civil Code Section 4923. Section 4923 allows for emergency board meetings if unforeseen circumstances require immediate attention of the board and notice of the meeting to the membership is not practical. The first emergency meeting was to discuss and approve a proposal from CCOI Gate and Fence Company to replace the motor and encoder on the exit gate. The board declared an emergency because the exit gate would not open. The second emergency meeting was to approve Regency soliciting bids to clean out downspouts. The board declared an emergency because two units had flooded

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due to clogged downspouts and more units were in danger of flooding due to clogged downspouts.

- d. Big thank you to Jeff for taking care of some of those clogged downspouts and addressing other issues of the residents last month. And a big thank you to Marc for getting pipes for downspouts for unit #44 and unit #50 and jumping on our drainage issues.
- e. The Tabulation Meeting to count votes to adopt new CC&Rs and Bylaws is scheduled for 02/16/2022. Our attorney, Allyson Calvird advised me that as we get closer to February 16th, if it looks like we do not have enough ballots, to push the Tabulation Meeting out to March and to send a reminder letter with pre-addressed envelopes to those who have not submitted ballots. Liane, please notify the board on February 1st as to how many ballots you have received. If we look short, we can schedule a short board meeting for Wednesday February 9th to discuss whether to keep the current date for the Tabulation Meeting or whether to extend it to March 16th or another date convenient to Liane and Neil.
- f. [deferred] The board received architectural requests from two units, one to redo a patio and the other to replace windows. The board had no objections to the requests.

Secretary Report – Lindsay Munoz, Secretary

The minutes from November 17, 2021 will be discussed at the next meeting.

Treasurer Report – Jackson Chih, Treasurer

The financials from November 2021 will be discussed at the next meeting.

Unfinished Business

Governing Documents – Update – This will be discussed at the next meeting.

Board Training – This will be discussed at the next meeting.

New Business

Architectural Change Applications – This will be discussed at the next meeting.

Spark Arrestor – This will be discussed at the next meeting.

Hydro-Jetting Downspouts/Cleaning/Reimbursement – The Board discussed the need to have all downspouts cleaned and approved Regency to obtain bids.

2022 Budget Review – This will be discussed at the next meeting.

Water Savings – The Board discussed reducing the water use for sixty (60) days to help reduce water costs. After the sixty (60) day period, the Board will re-evaluate the water costs.

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Wood Siding & Height of Soil – The Board discussed the request from #50 to remove six (6) inches of soil. After discussion, the Board approved the request and asked the Landscape Committee to have the gardeners remove the soil.

New Compositing Law – This will be discussed at the next meeting.

IRS Excess Income Ballot – This will be discussed at the next meeting.

Committee Reports

The Board accepted all written committee reports from the committee chairs or members. The Landscape Committee and New Resident Committee submitted a written report this month.

Board Member Comments

The Board thanked Jackson for turning the gate off when it was not working properly and had questions regarding the motor that was replaced.

Open Session

The members present had concerns regarding why dues were not increased properly the following year, architectural control procedures and policies not being followed and French drains not being cleaned on a regular basis. The members present also had questions regarding when the camera would be installed, rental restrictions and the composting laws.

Items for the Next Meeting:

Financial Statement Review

Governing Documents - Update

Board Training

Spark Arrestor

The next Board meeting will be held on February 16, 2022, at 5:00 pm.

Glen Grossman adjourned to Executive Session at 6:06 pm.

Recorder

Date